

ARCHITECTURAL HERITAGE
IMPACT ASSESSMENT
SANTRY LODGE
OLD BALLYMUN ROAD

RECORD OF PROTECTED STRUCTURES
REFERENCE 953 FCC

FOR JACOBS IDOM ON BEHALF OF
TRANSPORT INFRASTRUCTURE IRELAND

METROLINK

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FEBRUARY 2024

ABSTRACT

Irish Archaeological Consultancy Ltd has prepared this report for Jacobs IDOM on behalf of Transport Infrastructure Ireland to study the nature of the property at Santry Lodge in view of its recent addition to the record of protected structures (RPS). The proposed MetroLink is to have an impact on the grounds of Santry Lodge. MetroLink is to cross the M50 motorway at high level and descend to ground level, entering a tunnel through a portal located approximately at the present location of the gate lodge to Santry Lodge. As this will block Old Ballymun Road, the proposal includes a slight realignment of that road to the east to gain access to the Tesco distribution centre, while a modified Old Ballymun Road would pass through the grounds of Santry lodge to give access to Santry Lodge and adjacent lands, including a group of three cottages to the north.

A charter school was established on this site in the 1740s and continued in use until the 1890s. After the school closed the front part of the building complex was demolished and the remaining school buildings were occupied as two houses with the land divided between them. The two houses were named Santry Lodge and Tower House and the latter was demolished in the 1980s. There is no documentary evidence to indicate when the surviving building known as Santry Lodge was constructed, though the style of the surviving earlier windows suggests some time from about 1820.

The addition to the record of protected structures affects the assessment of the potential impact of the proposed MetroLink on architectural heritage as set down in the MetroLink EIAR (TII 2022). In the original assessment Santry Lodge was accorded a higher level of significance than would be usual for a structure that had no statutory protection in the light of discussions with the Conservation Officer in Fingal County Council. Reassessing the potential impact concludes that the original level of impact as significant would be amended in the light of its inclusion in the RPS.

When the EIAR was prepared it was not anticipated that the gate lodge at Santry Lodge and the derelict former gate lodge of Tower House would be included in the record of protected structures, though they are now protected by virtue of their being in the curtilage of the protected structure at Santry Lodge. Reassessment of the potential impacts on these buildings now concludes that the impact would be profound, which is a greater impact than originally assessed. The mitigation measures were to record the two buildings, though the level of recording of the gate lodge of Santry Lodge was to be higher than for the derelict lodge. It is now proposed that the derelict lodge be assessed at the same higher level.

No change is proposed to the mitigation measures for the wall and gateway to Santry Lodge, which was to relocate them on the new front boundary line as per architectural heritage impact reference AHI-17.

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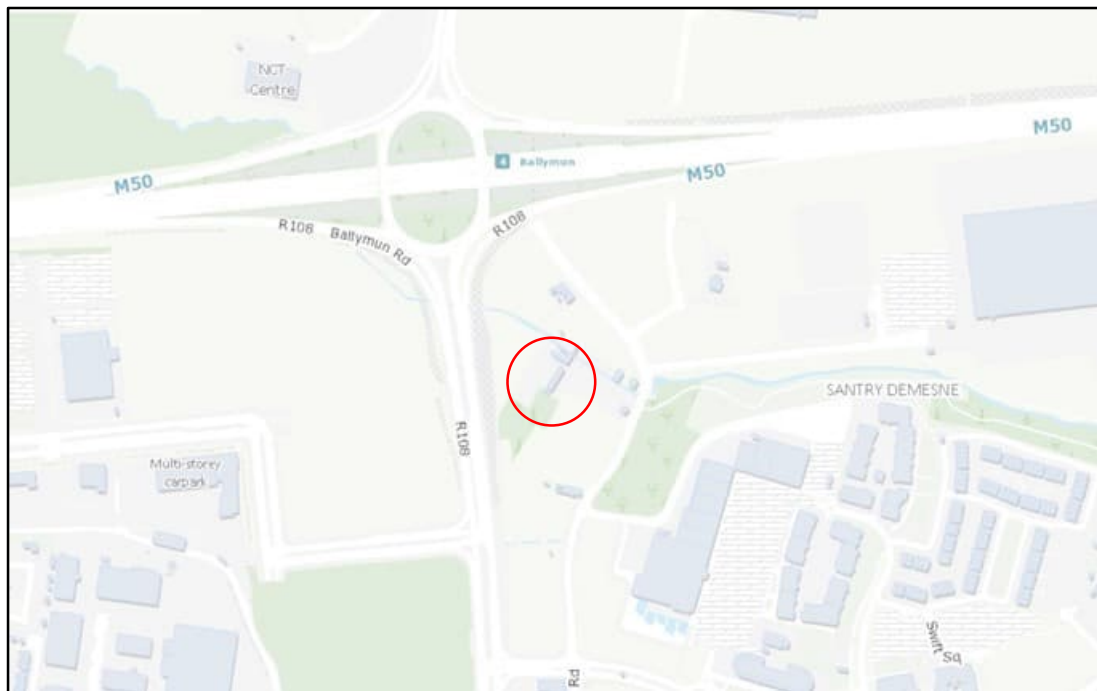


Figure 1: Site location

1 INTRODUCTION

1.1 GENERAL

Santry Lodge is a house on the western side of Old Ballymun Road to the north of Ballymun and to the south of the M50 motorway. The property was used as a charter school from the 1740s to the 1890s and subsequently converted to a private house. It was listed for protection in various development plans in the late twentieth century but was not included as such in the Fingal County Development Plan 1999. This has been rectified now by Fingal County Council, which has added Santry Lodge to the record of protected structures under reference 953 in the Fingal County Development Plan 2023-2029. Santry Lodge, its gateway and front boundary wall, its gate lodge and the gate lodge to the former Tower House are included in the MetroLink EIAR under reference BH-14, BH-15, BH-16 and BH-17 respectively.

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1.2 THE DEVELOPMENT

The design of the proposed MetroLink will involve crossing over the M50 motorway and running down to ground level before entering a portal to a tunnel that will then continue southward beneath Dublin city to the terminus at Charlemont. The proposal is for the portal to be located at the site of the gate lodge to Santry Lodge, with the embankment approaching the portal blocking the present line of Old Ballymun Road. In order to ensure continued access to properties on Old Ballymun Road the proposal includes the slight diversion of Old Ballymun Road on the eastern side of the alignment of the MetroLink to ensure continued access to the Tesco distribution centre nearby. Access to the lands on the western side of Old Ballymun Road is to be facilitated by means of a new road to run at grade through the grounds to the front of Santry Lodge and northward to link up with the northern end of Old Ballymun Road.

The proposals for MetroLink will involve the demolition of the gate lodge to Santry Lodge (reference BH-14), a second former gate lodge (BH-16) that is now derelict and the gateway and front boundary wall (BH-15) in addition to the alignment of a new roadway through the grounds. This will affect the curtilage of Santry Lodge as has now been defined in the record of protected structures, as shown below in Figure 10.

This report seeks to set down more detailed information in relation to Santry Lodge than was included in the architectural heritage chapter of the EIAR for the MetroLink in the light of Santry Lodge now being a protected structure and to provide an architectural impact assessment of the construction of the proposed MetroLink.

2 HISTORICAL BACKGROUND

2.1 BACKGROUND

The Reformation in England began a prolonged period of political upheaval that polarised the population into factions that were largely defined by their religious affiliation. Each faction saw its opponents as potentially dangerous, as was proved to be accurate with successive waves of persecution of its opponents by whichever group was in power, most notably the bloodstained reign of Mary Tudor. This dichotomy culminated in the war known as the War of the Two Kings, or the Glorious Revolution in the late 17th century, when power was seized by force by William of Orange., ending the reign of the Stuarts. The century of relative peace that followed saw political moves to ensure that the losing faction was not in a position to return to power, the continuing threat being seen in the Jacobite Revolution of 1745, when the Stuarts sought to regain power by force, and even as late as 1759 with the planned French invasion of England during the Seven-Years War.

One of the tactics introduced in the years following the accession of William and Mary to the throne of England was the suppression of its political opponents through a series of laws known as the Penal Laws and as the opponents were predominantly Roman Catholic anyone adhering to that faith was disadvantaged by the laws. A further tactic, with similar aims, was to ensure that those adhering to the Roman Catholic faith would decline in numbers through the strictures of the Penal Laws and the conversion of Catholics to the Anglican faith.

These issues were not confined to England, but also had significant repercussions in Ireland. As a result of the Penal Laws those elected to parliament did not include Roman Catholics and the Irish parliament enacted a number of laws to ensure that the Catholic population was held in check. By the mid-eighteenth century the Penal Laws were being increasingly ignored and from the 1780s the Irish parliament began to dismantle this oppressive legislation. This reflected the official view, though many individuals in both camps retained their distrust for any religion that was not their own. Proselytising continued, with voluntary societies established to seek to convert people from one faith to another, including the Society of the Irish Church Missions in the mid-nineteenth century.

2.2 CHARTER SCHOOLS

It was in the context of the political moves to remove the threat of the return of the Stuarts to the monarchy that the Charter Schools were established in the early 1730s. There had been earlier moves to set up schools for the purpose of proselytising, including a memorial to the lord lieutenant in 1712 proposing the establishment of charity schools in every parish in Ireland as a means of promoting the protestant religion. While this was not implemented, greater initial success came with the Irish charity school movement, which had seen the establishment of about a hundred schools by 1717. This movement declined from the mid-1720s, however, as funds failed to keep pace with the cost of running the schools.

A leading force in the establishment of the charter schools was Hugh Boulter, Anglican archbishop of Armagh. Boulter was an Englishman and had served as chaplain to king George I and in this position had been given responsibility to teach the English language to Prince Frederick. A keen advocate of proselytising, he used his influence to gain support for his approach to education as a means of ensuring that children were brought up in the Anglican faith. His petition to the king highlighted the perceived potential political threats, stating that the people of Ireland “are kept not only in gross ignorance, but in great disaffection to your sacred majesty and government, scarce any of them having appeared to be willing to abjure the pretender to your majesty's throne” - this being a reference to James Francis Edward Stuart, former Prince of Wales, whose restoration to the throne had been attempted in the Jacobite uprising fifteen years earlier in 1715.

Archbishop Boulter's petition resulted in the foundation of the Charter School Society in the early 1730s, its official title being the Incorporated Society for Promoting English Protestant Schools in Ireland. The activities of the society were to be funded through donations from the gentry and aristocracy, including Ireland's absentee landlords, together with state grants and private endowments. Archbishop Boulter's standing with the king ensured that the society got its charter and an annual royal grant, and this continued almost to the end of the eighteenth century. In addition, the Irish parliament provided grant aid from the middle of the century.

The society operated under a royal charter which stipulated that the schools should admit Roman Catholics and ‘other poor natives of Ireland’, though later in the eighteenth century the society ceased to admit any pupils other than Catholics. The system was based on boarding schools, which aimed to ensure that the children were separated from their families and other influences at home to ensure that proselytism was not diluted. This policy was abandoned in 1809.

During the eighteenth century there were many descriptions of the charter schools and the standards of education and accommodation they offered and for the most part these were far from favourable. Several parliamentary inquiries into education reported adversely on the schools, as did notable visitors such as John Wesley and John Howard. The Inspector General of Prisons, Sir Jeremiah Fitzpatrick, visited twenty-eight charter schools in the 1780s and reported on the deplorable physical and educational condition of the children, the dreadful filth and the disrepair of the school buildings. Finally, in the 1820s, the Irish Education Inquiry reported unfavourably on the state of the charter schools, following which the government phased out its support, leading to the closure of many of the schools and the effective end of the charter schools as a means of proselytising.

2.3 SANTRY CHARTER SCHOOL

Shortly after the establishment of the Charter School Society, Archbishop Boulter decided to open a school at Ballymun, near Santry and he paid more than £400 for a property on which a mill had been erected earlier in the century and provided a house at his own expense. The school was further facilitated through Luke Gardiner, who donated 4,000 m² of land for the school along with almost 22 hectares at a modest

annual rent. The land was walled in, and the school opened in 1744. The school was designed to accommodate forty boys, who would be trained as flax dressers and who would then be able to relocate around the country to encourage the growth and processing of flax. The outbuildings associated with the school included a flax store and a drying room for the flax. Some five hectares of flax were sown on the grounds associated with the school and the produce was to be sent to the workhouse to be manufactured into fabrics for the use of the Society. To facilitate the growing of flax, and, presumably, the retting, canals were dug through the land at the rear of the school.

Not long after the school was established, Ireland suffered one of the worst crises of recent centuries, and the school suffered along with the rest of the country. In the closing days of 1739 ferocious freezing winds hit the country and when they abated the temperatures remained exceptionally low. The freeze continued through to late spring and was followed by extremely poor harvests in the summer of 1740 and a return to freezing conditions in the autumn. By the time that the crises abated in the late spring of 1741 the death toll had been substantial, but of unknown quantity, estimates ranging from 13% to almost 40% of the population. By these counts the death rate was significantly higher than in the Great Famine of a century later. The Santry Charter School did not escape the effects of the crisis, having to spend £600 over and above normal spending to see it through the difficulties. Archbishop Boulter had established a relief fund to assist Ireland during the freeze and in addition he provided further funds to the charter school and ensured that further help was obtained from the Linen Board, in view of the school's involvement in flax production. The Linen Board also provided a skilled flax dresser from Yorkshire to assist in teaching the children the necessary skills. It is probable that the mill within the school complex was used as a scutching mill at this time.

While the Charter School Society was obliged to take in non-Catholic children as well as Catholics, a decision was taken in 1740, at the height of the great freeze, to limit the number of protestant children to one fifth of pupils and in 1745 the lord lieutenant reduced this still further to just ten per cent. At this time there were just twenty Roman Catholic boys at Santry and the original aim of proselytising still prevailed, as a visitor to Santry reported that these boys, who had been 'transplanted from distant counties were making good progress in the protestant religion, the English tongue and manual labour'.

The cost of running the charter schools continued to be supported through parliamentary grants, a grant from Dublin Corporation and income from lands bequeathed to the society, though this was supplemented by earnings through child labour. This was brought about through a system of apprenticeship, where the boys were apprenticed to farmers, though the society claimed that this was strictly controlled to prevent abuse. In the 1750s the cost of running the school at Santry amounted to about £130 a year and around £22 was brought in from earnings from the labour provided by the boys. By the end of the century these figures had risen to about £330 and £30 respectively, by which time the number of pupils in the school had increased slightly to 45.

Around the middle of the eighteenth century Santry became a school for girls. By the late 1750s the school accommodated sixty girls, who were employed at spinning worsted yarn. At the age of fourteen the children were apprenticed and over the years the numbers in apprenticeships grew, though the numbers in the school fluctuated, continuing at sixty girls through the 1760s but dropping to forty in the 1770s. In addition to apprenticeships, the Society provided marriage portions to girls from time to time.

It was noted above that various reports in the eighteenth century were critical of the conditions in charter schools, including the standards of education and accommodation. Santry was not immune to these complaints and a master was cautioned after striking a boy. In 1772 parents lodged complaints in relation to the treatment of children at Santry and the resulting investigation led to the dismissal of the master and mistress. Santry was either better than other charter schools or had the potential to be better, as a number of the schools were closed in the 1770s and the pupils transferred elsewhere, some of them to Santry.

Any group of people living in communal accommodation will be susceptible to outbreaks of illness and while this is true today, it had greater impacts in the past when the prevention and treatment of disease was less effective. During the 1760s and 1770s the records of Santry Church of Ireland parish note the deaths of five girls from the charter school through smallpox, in addition to the master and his wife. It is likely that they were buried in the churchyard at Santry parish church.

In the opening years of the nineteenth century the school had eighty-five pupils and a parliamentary report found that the pupils were generally in good health and the overall state of the establishment was good. The pupils spun wool and flax, did needlework and made lace and the standard of education generally was acceptable. The religious mix included thirty-two pupils with both parents Roman Catholic, twenty-nine where both parents were protestant and twenty-four where one parent was Catholic and the other protestant. It is notable that religious instruction was undertaken by a Catechist, who was the curate of Glasnevin Church of Ireland parish and that the pupils had a good understanding of the catechism. They also sang short hymns before and after meals and sang psalms at intervals while they worked. The society's original intentions regarding proselytising still held sway.

In 1810 the Charter School Society decided to concentrate its pupils into fewer schools, to be achieved by enlarging the schools that were to be retained. As a result, £5,500 was spent on major extensions to Celbridge and Santry charter schools and lesser improvements to the other schools. The choice of Celbridge and Santry was based on the significant levels of endowments these schools possessed as well as their proximity to Dublin, which ensured that they could be inspected more readily. The charter school at Trim was closed at this time and fifty-eight pupils were transferred to Santry. By this time the stipulation that the charter schools would only take Roman Catholic pupils had been rescinded and the society formally ceased proselytising. The intention to take only Catholic pupils was clearly not adhered to, given that the parliamentary inquiry just two years previously had found a fairly even split between Catholic and protestant.

In 1819, Elias Thackeray, vicar of Dundalk, put a proposal to the Charter School Society that it should dedicate two of its schools to the training of students to take on jobs as parish clerks and teachers. At that time there were vacancies for a master and a mistress at Santry and this facilitated the decision to establish Santry as the training centre for male teachers, while the school at Kevin Street, Dublin, would train girls. The girls at Santry were transferred to other charter schools. The system that was adopted by the society in 1819 was to identify pupils in the various charter schools that seemed suitable for further training. These pupils then sat an entrance exam, and forty boys were admitted as candidates to what was now termed a seminary for male teachers, parish clerks and schoolmasters. The students were instructed in English grammar, history, geography, arithmetic, psalmody, scripture knowledge and doctrine, the liturgy of the Churches of England and Ireland and "writing in every hand that can be considered useful". The opening of the training facility did not lead to the closure of the school to other pupils and Santry still had places for eighty boys in the ordinary school.

The Irish Education Inquiry, which commenced in 1820 and completed its findings in 1827, was a thorough examination of the state of education in the country at that time. The commissioners found that there were 107 pupils at Santry, all boys and all protestant, and that thirty-six of these were in the training school. The general findings in relation to the charter schools were very bad and Santry was not immune to criticism. The master was found to be too preoccupied with looking after the farm and his family to pay any attention to the school, despite which the farm was seriously neglected and far less productive than would be expected, given the quality of the land. As a result, the school was found to be ill managed and seriously neglected. Some of the pupils in the school were found to be unable to read. The teacher training facility was deemed to be inefficient and of the ninety-five students admitted between 1819 and 1825 only twelve had gone on to teaching positions, two as parish clerks and eight as ushers in charter schools. By contrast, nineteen had absconded, three had been expelled, five had gone home to their parents and one had died. In addition to the poor performance of the establishment, the commissioners found that the cost of putting a boy through the charter schools to become teachers was significantly higher than at the training provided by the Society for Promoting the Education of the Poor in Ireland. Furthermore, pupils who had spent most of their lives in charter schools were institutionalised and were found by the commissioners to be ignorant of the world at large.

The findings of the Education Commission led to the closure of many of the charter schools around Ireland and the decision of the government to phase out financial support, with no funds to be granted to the Society after 1832. This coincided with the introduction of the national school system, based on an act of parliament passed in 1831 and which improved the availability of schools to the population at large.

In 1843 the Society modified the entrance requirements for their schools. Now children who had spent four years in one of the society's remaining schools could enter a competitive examination for a place in the training school at Santry, where the successful candidates would spend another three years. Places were also set aside for one pupil from each of the society's other schools and additional places were available

to paying boarders and day scholars. Santry Charter School now entered a phase of better-quality education, except that admission was not entirely open as candidates were only admitted if they had attended a school in which scriptural instruction was given daily to pupils. While proselytising no longer took place and no Roman Catholic pupils were admitted, the religious emphasis of the society had not abated. This system ensured that pupils who had attended national schools, where religious instruction was not permitted, were debarred from entering Santry School.

In the mid-nineteenth century school became known as Training, Commercial and Scientific Institution and had about a hundred pupils at any time, with 59 boarders, all of the pupils being of Church of Ireland families. Thirteen of the pupils were holders of scholarships, while the remainder paid up to £4 a year for day pupils and £16 for boarders. These fees rose to £25 for boarders and by the end of the century had reached £30. The boys came from the families of the clergy, the lesser gentry and artisans. The success of the school at this stage could be measured by the future prospects of those leaving the school and it was reported that graduates of Santry were in demand, many going on to careers as teachers, with significant numbers achieving positions as science teachers in grammar schools in England. As the century progressed, many of those emerging from the school obtained jobs in the civil service.

Towards the end of the nineteenth century the Incorporated Society further rationalised its schools. A parliamentary inquiry into education in Ireland found the school at Santry to be below standard. The building was said to be inadequate, there were no baths for the pupils and the lavatory arrangements were defective. A new school was opened at Mountjoy Square in Dublin, and it was decided to relocate the pupils at Santry to Portarlinton on a temporary basis. In the event, the pupils never returned to Santry and the school was closed permanently.

2.4 THE SCHOOL GROUNDS AND BUILDINGS

The nature of the school site and the extent of the buildings in the early years is impossible to determine with any accuracy. The first visual clue appears some sixteen years after the school was founded when the school was depicted on John Rocque's *Actual Survey of the County of Dublin*, published in 1760, which shows west at the top (Figure 2). The map is at a very small scale and was not based on the kind of detailed survey that was undertaken by the Ordnance Survey in the following century. The two main landscape features are the Santry River and Ballymun Road, providing the context. While buildings were normally shown in black on this map, nothing of that kind is shown on Rocque at the charter school. However, set back from the road and close to the river there is a rectangular shape with a smaller rectangle to the rear, suggesting the presence of a building orientated north-south and with a return at the rear. This appears to be approached by an avenue lined by trees, while to the south is a substantial garden, denoted as a rectangular area divided by intersecting pathways into four quadrants.

John Rocque had produced a map of Dublin Bay three years earlier and this showed the Santry Charter School at the northern extremity of the map, partly bleeding into the cartouche (Figure 3). This map is at a slightly larger scale but is no clearer. It shows the

garden divided into six areas rather than four and with another garden area to the west. To the north of the gardens is a faint trace of an L-shaped building with another, smaller, building to the north. This conflicts with the information on the 1760 map.



Figure 2: Detail of Rocque's map of County Dublin, 1760



Figure 3: Detail of Rocque's map of 1757

It was more than half a century before another map of county Dublin was published. John Taylor published his map of *The Environs of Dublin* in 1816 and this showed the charter school as seen in the detail reproduced below in Figure 4. The Santry River is seen running from north-west to east and three buildings are depicted. One lies close to the river and parallel to it. A second lies at right angles to the first and to the south-west of it. The third is to the west of the second building and slightly to the rear of it. The only other features shown are what appears to be an avenue leading to the central building and some lines to the west, which may be enclosures such as garden areas. The vertical line is an artefact of the map and not relevant to Santry Charter School.

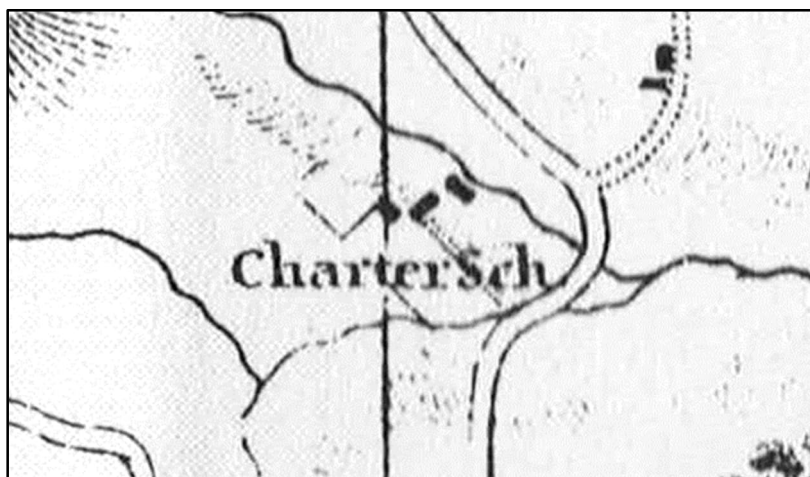


Figure 4: Detail of Taylor's map, 1816

The 1808-12 report of commissioners provides some information regarding the accommodation at the school at the time:

The house has been built at different times, a part of it being very old; it is however convenient and kept in great order and good repair. On the ground floor it affords a schoolroom, a dining-hall, a committee-room, and a kitchen, with all the necessary appurtenances. Above stairs, there are an apartment for the Mistress, and three dormitories, which contain 43 beds, and are well ventilated. There is no place to work in but the schoolroom, which is too small for the accommodation of so many children as are in the school; it is heated by a metal stove.

The offices consist of a potato store, a cart-house, stable and cowhouse, all in perfect repair. The old garden is well stocked and a new one is preparing, which is more conveniently situated. The infirmary is repairing.

The bedding is perfectly good, and also the bedsteads, of which 13 in one of the dormitories are made of iron, all have castors; they use tablecloths at all their meals.

This description immediately predated the substantial enlargement of the school when £5,500 was spent on major extensions to Celbridge and Santry charter schools and lesser improvements to the other schools. While the sum spent at Santry is unclear, the inference is that it was a significant sum, probably of the order of £2,000 and this would imply very substantial new building works. This makes it all the more unfortunate that the maps of Rocque and Taylor were not clear or reliable for the detail needed to determine the nature of the school buildings.

The first-edition Ordnance Survey six-inch map of County Dublin was published in 1843 and the extract reproduced above shows Santry Lodge as it was then (Figure 5). This shows a range of buildings with a great deal more complex ground plan than had been depicted on Rocque's or Taylor's maps. Some idea of what was in those buildings is available from the survey carried out by the Valuation Office in 1845, shortly after the map was published. This assumed that the plan form of the school was separated into a number of rectangles, though without a diagram to indicate the location of each of these rectangles the picture is not entirely clear. For sake of clarity, the table below includes columns indicating the equivalent measurements in metres.

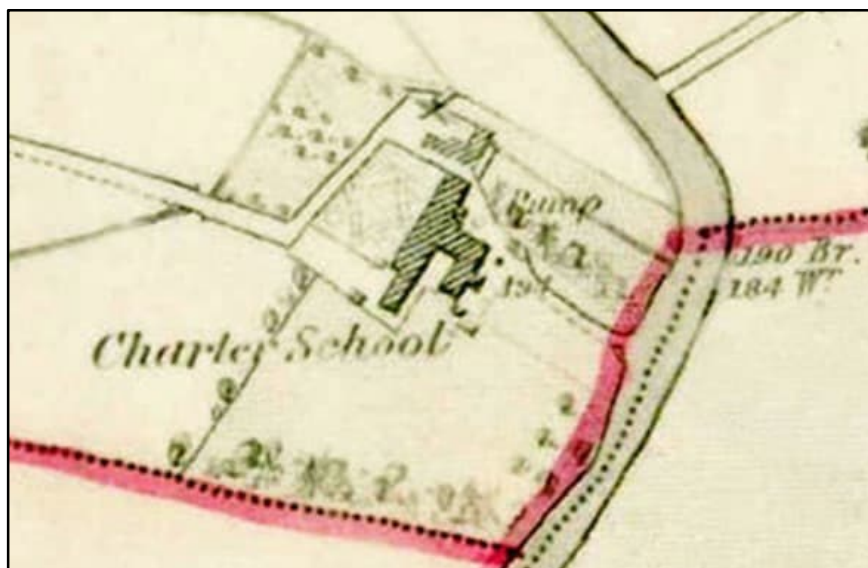


Figure 5: Detail of Ordnance Survey map of 1843

		Feet			Metres		
		Length	Breadth	Height	Length	Breadth	Height
Dwelling	1A-	79.0	19.0	21.0	24.1	5.8	6.4
Porch	1A-	9.0	6.0	9.5	2.7	1.8	2.9
Dwelling	1A-	48.0	27.0	19.0	14.6	8.2	5.8
Porch	1A-	8.5	5.0	7.0	2.6	1.5	2.1
Dwelling	1B+	79.5	26.0	19.0	24.2	7.9	5.8
Porch	1A-	8.0	5.0	7.0	2.4	1.5	2.1
Laundree	1A-	22.5	28.0	8.0	6.9	8.5	2.4
Dwelling	1A-	52.0	19.0	21.0	15.9	5.8	6.4
Shed	1B+	16.6	9.0	5.0	5.1	2.7	1.5
Privy	1B+	18.0	8.0	5.0	5.5	2.4	1.5
Privy	1B+	6.5	6.5	5.0	2.0	2.0	1.5
Office	1B+	7.5	6.0	6.5	2.3	1.8	2.0
Office	1B+	55.0	17.0	14.0	16.8	5.2	4.3
Shed	1A-	38.5	15.0	6.0	11.7	4.6	1.8
Piggery	1A-	10.0	7.0	3.5	3.1	2.1	1.1
Office	1B+	55.0	19.5	16.0	16.8	5.9	4.9
Office	1B+	23.5	5.0	6.5	7.2	1.5	2.0
Office	1B+	12.5	10.0	5.0	3.8	3.1	1.5
Dwelling vacant	1B+	56.5	20.0	19.5	17.2	6.1	5.9
Porch	1B+	9.5	12.0	6.5	2.9	3.7	2.0
Office	1B+	7.5	12.0	7.0	2.3	3.7	2.1
Shed	1B+	58.0	7.0	6.0	17.7	2.1	1.8
Office	1A-	22.6	28.0	14.0	6.9	8.5	4.3

Figure 6: Breakdown of the buildings at Santry Charter School into measured areas

Note that the height measurements are to the eaves and hence any structure less than about three metres in height may be assumed to be single-storey and anything higher

than this was two-storey. While the use of some of the out offices is given, the principal spaces would be included under the term “dwelling”, which must have accommodated the schoolrooms, kitchen, dining hall and dormitories. No indication is given as to what rooms were on either the ground floor or first floor, though it is clear that each of the spaces included as “dwelling” was two-storey. Three of the out offices were also two-storey and their heights – two at 4.3 metres and one at 4.9 metres – indicates that the upper floor extended into the roof. The second column indicates the quality of the buildings, the letter B given to older buildings, while the + or – signifies the condition.

The Ordnance Survey produced a second edition of its six-inch map of County Dublin in 1871 and the extract below shows the layout of the school at that time.

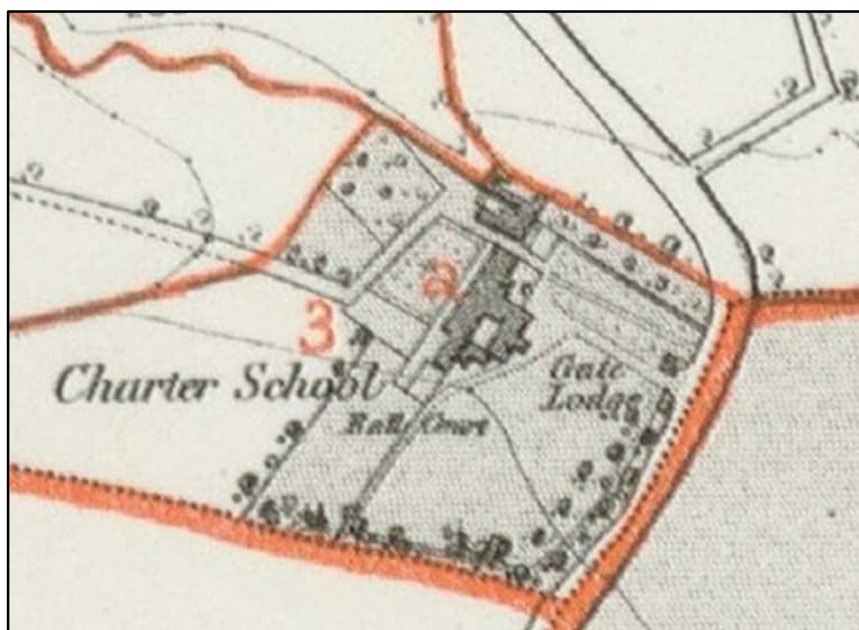


Figure 7: Detail of Ordnance Survey map of 1871

This map shows that an extension had been added to the buildings in between the front section and the rear section, at the southern end and that a ball court had been provided to the south of the buildings. The outbuildings to the north of the school had also been extended with a new range to the north of the original outbuildings. A gate lodge had also been built since the time of the 1843 map.

The two Ordnance Survey maps show a garden area immediately to the rear of the buildings, to the west, and another to the west of this. The area to the east and south of the school buildings is open, with planting along the road frontage and the southern boundary. The river may be seen running through the grounds in the north-eastern sector in 1871, while in 1843 there appears to be a pond between the outbuildings and the road, presumably provided by damming the river. The presence of this pond indicates that the mill was no longer in use, as there would no longer be sufficient flow to activate a mill wheel. The water supply for the school was from a well and this is marked on the 1843 map as a pump and on the 1871 map by a P.

The land that the school occupied when it was first opened amount to about twenty-two hectares, and this is what was cultivated for flax growing and processing. The copy of the 1871 map has the land holdings marked with orange lines and numbers. On the copy of this map that is reproduced below the original land holding included lots 3 and 4. As time went on the school moved away from flax and began to use the land for mixed farming, as is suggested in the nature of the outhouses mentioned in various documents, which include cow houses, piggery and potato houses. By the early nineteenth century about half of the land had been let to a tenant, while the land retained by the school has been coloured in blue on this map. Just before this map was produced the school relinquished a further area to the tenant, leaving it with the area denoted by the number 3, amounting to 4.55 hectares.

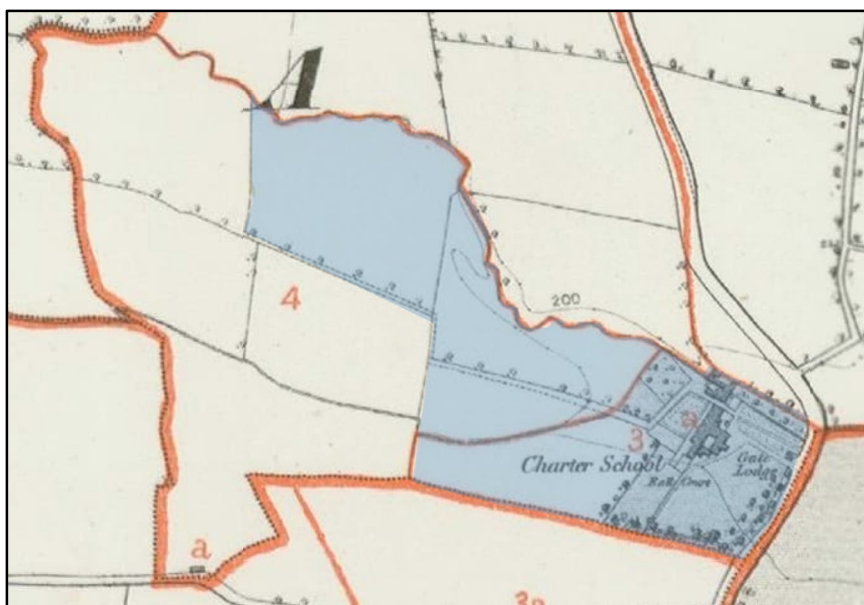


Figure 8: Detail of 1871 map showing landholdings

As noted above, the Santry Charter School closed in the 1890s. The property was then disposed of by lease, with the Incorporated Society retaining the ground rent. The property was separated into two separate holdings one, to the north, including the main school buildings and the outbuildings to the north, while the other included the greater part of the land together with the house that had accommodated the teachers, and which was renamed Tower House. The main school building was demolished, leaving only the rear section standing. The resulting changes can be seen on the 1909 edition of the Ordnance Survey's 1:2500 map, reproduced below.

The map shows that there is a gap between Tower House and the remnant of the school building, which was now renamed Santry Lodge. This gap had always been there but had not shown up on the six-inch maps as the scale was too small.

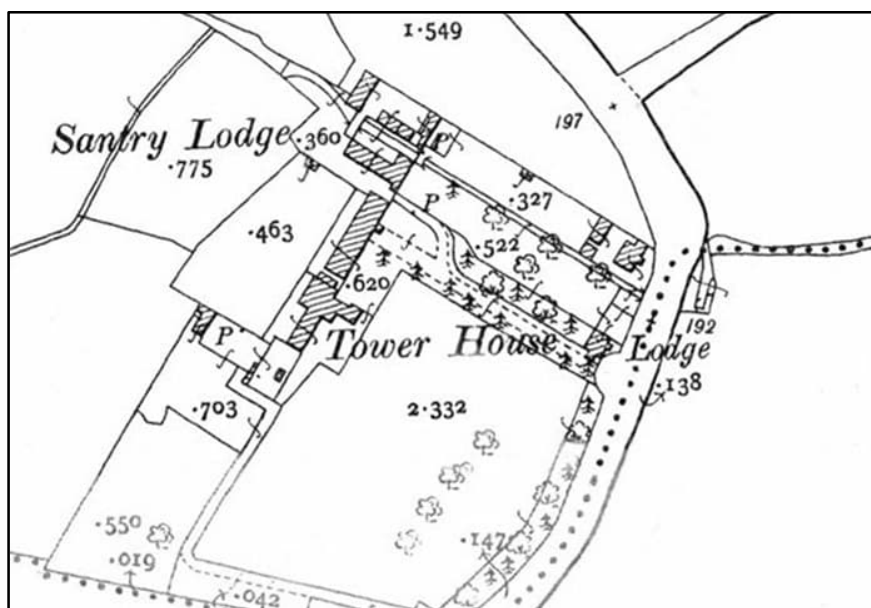


Figure 9: Detail of Ordnance Survey map of 1909

The map also shows that a new house was built on the road frontage at the north-eastern corner of the grounds of Santry Lodge. A new driveway had been laid out to serve Tower House, running south-south-west from the house before turning eastward to Ballymun Road. A gate lodge had also been built to serve Tower House, though that is just outside the frame of this map extract. Three pumps are shown on the map, one in the original position near the pathway leading to the outbuildings, another to the east of the outbuildings and the third to the west of the southern end of Tower House.

Tower House and Santry Lodge were occupied as private houses for much of the twentieth century. Tower House was burned in the 1980s and demolished, while its gate lodge became derelict and still stands in ruins. The field to the front of Tower House was part of that property and the property line between Tower House and Santry Lodge runs at the southern margin of the avenue alongside the driveway.

Santry Lodge ceased to be a private house and was converted for use as social housing. To facilitate this use much of the interior has been refitted.

3 SITE SURVEY

3.1 SANTRY LODGE



Plate 1: Front elevation of Santry Lodge

Santry Lodge is a two-storey, eight-bay building faced with roughcast render over a smooth-rendered plinth. The roof is slated and is gabled at the northern end, hipped at the southern end. A gable rises from the façade in the third and fourth bays from the southern end; this is in the plane of the façade to the north and forward of the façade to the south by about 100mm. There are four chimneys. The windows in the front elevation are single-pane timber sashes with curled horns. A gabled porch projects from the third bay from the northern end and is described below.



Plate 2: Northern end of front façade



Plate 3: Front view of porch

The porch is faced with roughly dressed squared blocks of calp limestone. The door is four-panelled with pointed segmental tracery in the upper panels. The doorway is of buff-coloured brick with traces of red ochre staining and is pointed with wiggling. The roof is slated, with ceramic ridge tiles having roll mouldings. The porch is gabled to the front with curled bargeboards. At the sides the porch has high plinths of rubble limestone that step in to a second plinth of mixed brick and limestone rubble, some of the brick being buff-coloured, while a few bricks are red and of poorer quality. Above this second plinth the masonry is of buff-coloured brick with flush pointing. The two steps above the plinths are flanchued with Roman cement.



Plate 4: Southern side of porch



Plate 5: Rear elevation of Santry Lodge

The rear elevation is nine-bay and two-storey, grouped with two bays between each chimneystack, except that the second group from the south has three bays with a blind window in the centre. As with the front elevation, the rear of the building is roughcast rendered and painted. Six of the windows on the upper floor are single-pane timber sliding sashes with curled horns, while the other two, being the third and fifth from the south, flanking the blind window, are two-over-two sashes with quadrant horns. At ground-floor level there is one doorway in the rear elevation and seven windows. One of the windows is a two-over-two timber sliding sash and another is a six-over-six sash, both with quadrant horns. One is a late twentieth century small-paned timber casement, while the rest of the windows are single-pane sashes with curled horns. The rainwater goods are of uPVC.



Plate 6: Rear of building at northern end



Plate 7: Wyatt window at southern end

The northern end of the building is a plain gable surmounted by a chimneystack. A small boiler house is built against the gable and its flue climbs the wall. At the southern end of the building the roof is hipped and there is a substantial Wyatt window with a central eight-over-eight sash flanked by four-over-four sashes. All three sashes have quadrant horns. The window has a stone sill.



Plate 8: Northern end of building

3.2 GATE LODGE



Plate 9: Gate lodge

The gate lodge at Santry Lodge is single-storey and originally two-bay, with a later addition on the eastern side bearing a single window. The original plan form is a simple rectangle, slightly deeper than broad and with a hipped slated roof with ceramic ridge and hip tiles. The façade is roughcast rendered. A flat-roofed porch projects to the front. The windows are replacement uPVC.



Plate 10: Gate lodge

3.3 OUTBUILDINGS



Plate 11: Southern elevation of outbuildings

The outbuildings associated with the charter school are to the north of Santry Lodge and consist of a range of stone-built structures aligned on the northern margin of the laneway leading past the northern end of Santry Lodge into the lands at the rear. The western section of these buildings, seen in the photograph above, are two-storey, the upper floor being partly within the roof space. The structure at the eastern end is concealed beneath a heavy growth of ivy but is taller than the rest of the buildings and appears to be full two-storey. To the east of these buildings is an area enclosed by hoardings and not accessible to examine any buildings in that area. Most of the openings have brick surrounds, with a mixture of brick, much of it of early nineteenth century date. The easternmost building has an elliptical-arched carriage entrance.



Plate 12: Eastern range of outbuildings



Plate 13: Northern elevation of outbuildings

Part of the northern side of the outbuildings at the eastern end is concealed behind a heavy growth of vegetation. The visible section, towards the western end, has no windows or other openings. At the western end of the outbuildings there is a large opening at ground-floor level and a window above. These buildings are semi ruinous, with the roof collapsed or absent in many places.



Plate 14: Western end of outbuildings

3.4 AVENUE



Plate 15: View towards Santry Lodge along the avenue

Santry Lodge is approached from the road by a straight avenue about 95 metres long leading from the gateway to the building. The driveway is lined with Cupressus trees on the southern side, with a mix of other vegetation, while on the northern side there is a mix of laurel and deciduous trees. On the southern side there is a low kerb of rubble stone.



Plate 16: View eastwards along avenue towards gateway

3.5 LAND TO FRONT



Plate 17: View to south from avenue

The land attached to Santry Lodge to the front of the building includes the avenue and land immediately to the north of the avenue and a small area immediately to the front of the building. Land to the south of the building and to the south of the avenue is in separate ownership, being the land associated with Tower House. Apart from the land immediately adjacent to the road frontage, as described below, the rest of the land is overgrown and is devoid of significant trees or other landscape features.



Plate 18: View to south-west from Old Ballymun Road



Plate 19: Land immediately to the front of Santry Lodge

Immediately to the front of the house at Santry Lodge is an area paved with asphalt, beyond which is a small grassed area. This is the limit of the land ownership at Santry Lodge and a dense barrier of brambles separates the rest of the land to the front of the house from the field beyond, which is part of the land that was the grounds of the now-demolished Tower House. The photograph below shows that bramble thicket, beyond which the field is largely overgrown with clumps of brambles and with areas of self-seeded trees.



Plate 20: View towards field to the front of Santry Lodge

3.6 GATEWAY



Plate 21: Northern wing wall at gateway

The entrance to Santry Lodge is via a gateway recessed from the road, with two curved wing walls. The gate piers are of roughly dressed calp limestone blocks capped with concrete and recessed on the sides facing the avenue to receive the open gates. The wing walls are largely concealed beneath ivy but are of rubble limestone. The gateway has been widened, with a new steel section added to the northern gate. The original northern gate is of wrought iron with cast-iron bosses and spearheads. The southern gate is of later twentieth century steel.



Plate 22: Southern side of gateway

3.7 ROAD FRONTAGE



Plate 23: Wall on road frontage to the north of the gateway

It was noted in the historical background above that the grounds of Santry Charter School were enclosed by a wall. Part of this wall still survives along the frontage of Old Ballymun Road, but part of it in very poor condition. To the north of the gateway to Santry Lodge the wall is more or less intact, though apparently partly rebuilt. A pedestrian gateway has been formed through the wall, flanked by mass concrete. The rest of the wall is almost intact, with alternating horizontal and vertical stones as capping along the southern section and a different arrangement in the northern section, suggesting some reconstruction. To the south of the gateway, in the area seen in the photograph below, much of the wall has collapsed. In this section there are some larch trees just inside the wall.



Plate 24: Section of wall immediately to the south of the gateway



Plate 25: Central section of front boundary wall

In the central section, the front boundary wall is mainly intact, with a section collapsed to the right in the photograph above, while another section, to the rear of the lamp post, has been repaired with mass concrete. In the southern section, approaching the gate lodge to Tower House, parts of the wall have collapsed and are closed with palisade fencing. Other parts are intact and stand with vertical stone used as capping. Within this area there are some beech trees and some ash just inside the front wall.



Plate 26: Southern section of boundary wall



Plate 27: Southern lodge and gateway

The southern of the two gate lodges was built at the end of the nineteenth century as the gate lodge for Tower House. It is currently vacant and derelict. The lodge is single-storey and set at right angles to Old Ballymun Road. The road frontage at this point is marked by a low brick wall with brick pillars. The former gateway is flanked by brick pillars and the wall and piers are capped by mass concrete copings. The brickwork is of a relatively late date.



Plate 28: Front façade of southern lodge

The house faces north onto the former driveway to Tower House. The original lodge was small, with a central doorway flanked by windows, and this is seen to right of centre in the photograph above. A later addition to the east is seen at left in the photograph, while to the north is a later garage. The house is cement rendered and painted and the roof has a covering of profiled concrete tiles, though many of the tiles are missing. The windows are boarded up with steel plates. The window sills are of precast concrete.

4 ANALYSIS

The historical background suggests that the property that was acquired in the early 1740s had an existing mill, albeit seemingly a small one. The presence of other buildings is not clear in the record, but probably included a miller's house and as the mill seems to have been small it is unlikely that the miller's house was large, except that it may also have been the farmhouse for a larger, but unknown, area of land.

The historical background also indicates that there were many changes to the buildings over the years, the commissioners that visited in 1808 recording that "The house has been built at different times, a part of it being very old". Subsequent reports show that further additions and improvements were made over the next thirty years. As a result, it is unclear from the first reliable plan form of the buildings, as shown on the Ordnance Survey map of 1843, which parts of the building had been built at which period. The issue is further exacerbated by the demolition of the building at the front of the school following the closure of the school in the 1890s. As a result, it is not clear whether the original building was demolished, or whether the demolished section was a later addition. The demolition of Tower House in the 1980s removed yet another part of the school, further clouding the historical narrative.

Examination of the surviving building shows that some detail dates from the conversion of the school to a private house at the end of the nineteenth century, notably the single-paned sash windows with curled horns and the roughcast render. The few surviving older windows have quadrant horns, which suggests a date from around 1830, give or take a decade or so. Information from the present occupiers of the house suggest that the part of the building to the south of the gable at the front is a later structure and was part of the more utilitarian section of the building, there being blocked carriage arches at the front and rear. Furthermore, the substantial Wyatt window at the southern end seems to have been moved from elsewhere to close an open area at this end of the building. That window has quadrant horns and dates from around 1820 or so. The porch at the front of the building appears to date from the early nineteenth century, when there was a fashion for neo-gothic architecture, and this is seen in the nature of the brick and the use of Roman cement as flaunching. The four-panelled front door seems to support this date.

Clearer dating is available for the two gate lodges, the lodge at Santry Lodge not being present on the 1843 Ordnance Survey map, while it is shown on the 1871 edition. Similarly, the lodge to Tower House was not present on the 1871 map, but is shown on the 1909 edition, suggesting that it was built at the time that Tower House was sold off as a separate dwelling at the end of the nineteenth century.

The nature of the grounds of the building is seen in very unreliable form on the early maps of John Rocque and John Taylor, the reliability indicated by the different form of the gardens as shown in Rocque's two maps, dated just three years apart. The more reliable Ordnance Survey maps show that the garden areas, or walled gardens, were to the rear, or west of the school building, while the area to the front of the school had the avenue, but no other feature of note other than trees on the boundary and a few parallel to the front boundary. The latter are no longer extant, while there are some larch, beech and ash trees along the street frontage.

5 RECORD OF PROTECTED STRUCTURES

At the time that the EIAR for MetroLink was prepared and the Railway Order application was submitted to An Bord Pleanála the Draft Fingal Development Plan 2023-2029 had been published. This did not include Santry Lodge as a proposed protected structure. Subsequent to the lodgement of the Railway Order application Santry Lodge became a proposed protected structure and its inclusion in the record of protected structures was confirmed with the adoption of the Fingal Development Plan early in 2023.

The record of protected structures now includes the following in relation to Santry Lodge:

RPS ID:	0953
Structure name:	Santry Lodge (Former Charter School)
Street address:	Old Ballymun Road, Santry, Dublin 9, D09X4E8
Description	Mid-18 th century, two-storey, eight-bay former royal charter school. Within the grounds are former outbuildings, gate lodges and entrance gates. Currently in use as homeless hostel.

A map has been provided that indicates the extent of the curtilage of the protected structure:

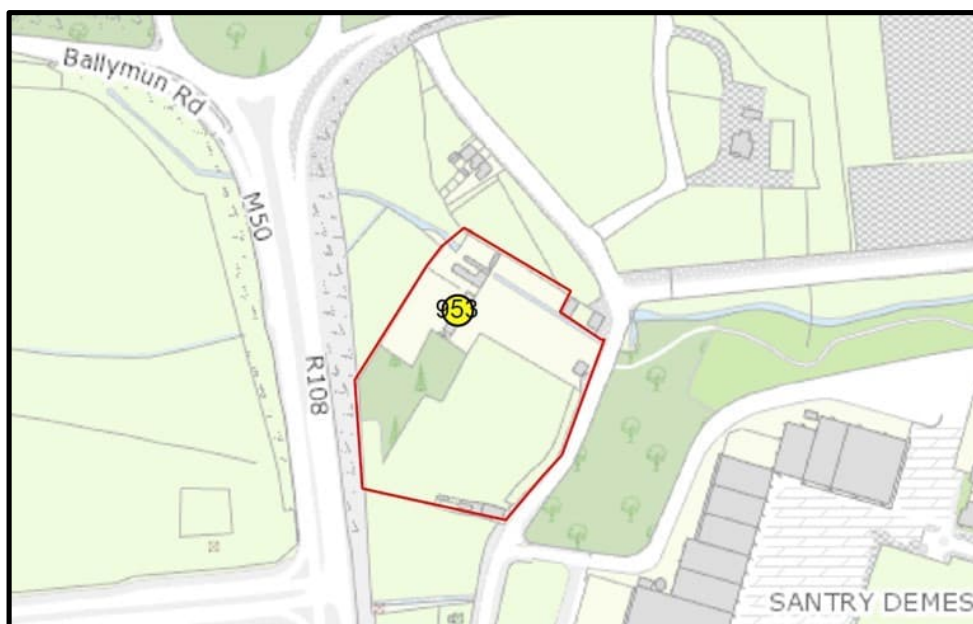


Figure 10: Curtilage of Santry Lodge as determined by Fingal County Council

As part of the background to the addition of Santry Lodge to the record of protected structures, Fingal County Council produced a report on the property. Certain points in this document that are worthy of comment:

Date of building

The opening statement of the report describes the building as “Former Charter School dating from 1744”. This is misleading as it implies that the building dates from 1744, while there is no evidence to indicate when the present building was erected. It is known that the school opened in 1744, but it is not clear whether the present building is the original school or is a later addition. This point is discussed further below.

On page 2, in discussing the property as shown on the first-edition Ordnance Survey map, the report refers to the “L-shaped building to the front of the main school building”. This strongly implies that the surviving building was the main school building, though there is absolutely no evidence to support this. Conversely, it is most unlikely that there would have been an ancillary building to the front of the main school building, strongly suggesting that the now demolished building at the front was the main school building and that it is possible that this was the original school building from the 1740s. It is noted that Fingal’s report makes reference to some of the original windows remaining at the side and rear of the existing building. The oldest windows at the side and rear date from no earlier than about 1820 and this may suggest when the existing building was erected. This is consistent with the historical record cited above.

Tower House

There are several references in Fingal’s report to “The Tower House”. This is unfortunate phraseology and is misleading. The evidence all points to the house that was demolished in the 1980s, to the south of the existing building, as being named Tower House. The name seems to date from the separation of the buildings into two separate houses following the closure of the school in the 1890s. To put the definite article in front of this house name gives the impression that the building was a tower house, which is a term applied to small residential medieval castles, mainly dating from the late fifteenth century. There is absolutely no evidence that there was ever a tower house on this site.

Maps

The dates assigned to maps in Fingal’s report are not all accurate. The Ordnance Survey map of circa 1900 actually dates from 1907, which confirms that the map post-dates the closure of the school and conversion to houses by a number of years. This dating has no significant implications for the conclusions in Fingal’s report, but is noted here to ensure clarity.

Another map in Fingal’s report is described as Griffith’s Valuation map of c.1850. This map is not part of Griffith’s Valuation, which was carried out in this area in about 1850, but is a map prepared for the Valuation Office later in the nineteenth century. The base map on which the valuation information is added, is the Ordnance Survey’s second-edition six-inch map, published in 1871. The only implication for the information in Fingal’s report is that any dating based on the map, such as the construction of the gate lodge, has a latest date of construction of 1871 and not 1850.

6 METROLINK PROPOSALS

It is proposed alignment of the MetroLink will cross southward over the M50 motorway and will descend to ground level on an embankment, following which it will descend below ground level to the proposed station at Northwood, where it will enter a tunnel to continue through Dublin city. The alignment of the route is such that it will run along the front boundary of Santry Lodge (BH-14), requiring the demolition of Ballymun Villa (BH-13), which is the two-storey house to the north, the gate lodge of Santry Lodge (BH-16), the derelict house that was formerly the gate lodge of Tower House (BH-17) and the front boundary wall of Santry Lodge (BH-15).

In addition, as a result of the alignment of the MetroLink, access to properties on part of Old Ballymun Road will be severed or disturbed. To address this, it is proposed to modify the alignment of Old Ballymun Road to maintain access to properties on the eastern side of the MetroLink alignment. To provide access to properties to the west of the route the proposal is to provide a new access road, and this will run through the lands to the front of Santry Lodge midway between the existing Santry Lodge building and the front boundary.

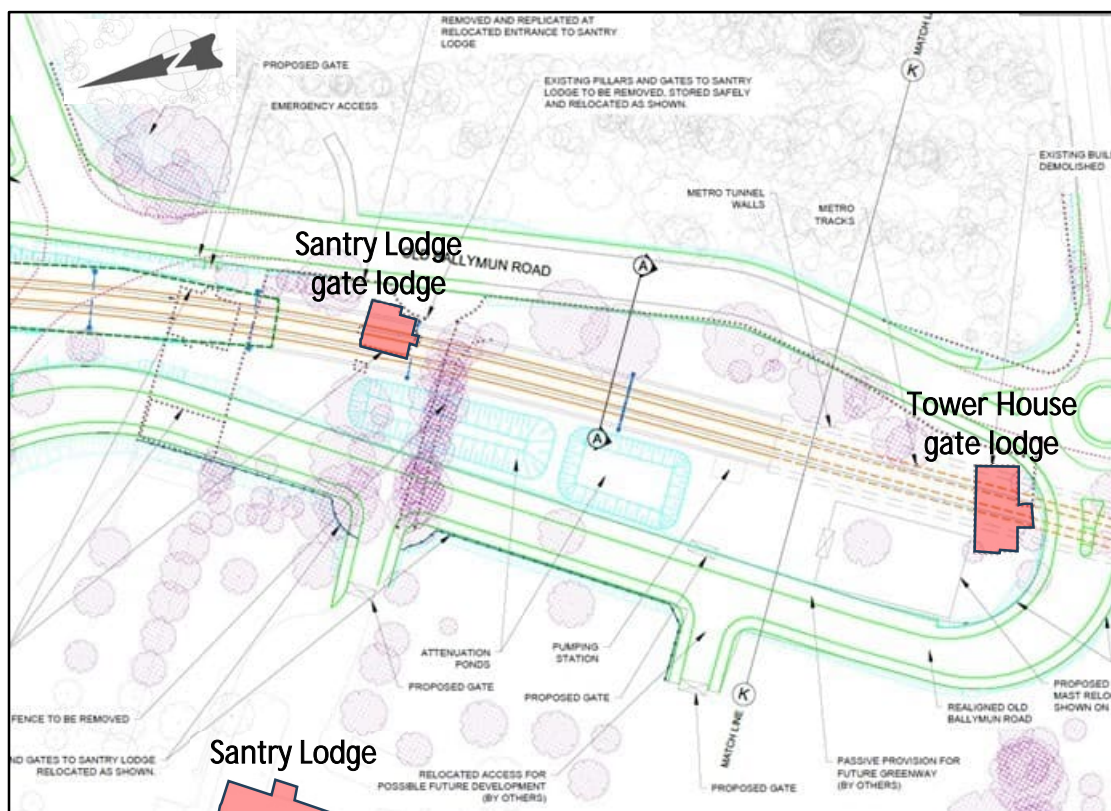


Figure 11: Proposed works at Santry Lodge

Figure 11 above shows the proposed works at Santry Lodge. The pair of orange lines running from left to right represent the proposed alignment of MetroLink, while the road above it is the existing Old Ballymun Road. The road below the MetroLink line is the proposed road running through the grounds of Santry Lodge to provide a

connection to the land formerly occupied by Tower House, to Santry Lodge and to the properties to the north of Santry Lodge along the present Old Ballymun Road. The blue shapes between this proposed road and the MetroLink line represent proposed attenuation ponds. The purple circles represent existing trees and the dense straight line of trees to the right of Santry Lodge gate lodge represents the existing driveway to the house. Below the proposed new road, the black dashed lines indicate the proposed location for the reconstructed gateway and front boundary to Santry Lodge.

7 ASSESSMENT

At the time that the Railway Order application for the MetroLink was submitted to An Bord Pleanála, in September 2022, Santry Lodge was not included in the record of protected structures, though it had been at some time in the past. Chapter 26 of the EIAR for the MetroLink assigns a significance level to each architectural heritage structure within the study area for the MetroLink Project according to the following table:

Table 26.4 System of Evaluation

Evaluation Level/Sensitivity	Rating	Definition
1+	Very high	National monuments
1	High	Protected structures, proposed protected structures, structures assigned a National rating in the NIAH, structures on the RMP and SMR, structures within an ACA and historic railways and canals
2	Medium	Structures assigned a Regional status in the NIAH and surviving historic features of a demesne that is included in the NIAH garden survey; paving listed in the development plan
3	Low	Structures included in the DCIHR, CAs and structures identified in the survey as having a level of architectural heritage significance, while not a national monument and not included in the, RMP, RPS or NIAH
4	Very low, negligible or of no architectural heritage value	Structures that are included in the RPS or NIAH, but which are no longer extant and structures more than a century old, but of low architectural heritage significance such that they are not included in the RPS or NIAH.

On the basis of this table Santry Lodge may have been included under level 4, given that it was not a protected structure and not included in the NIAH, though it is more likely that it would have been considered category 3 in view of the early period of the property and its history as a charter school. However, in view of its status as a former protected structure and in the light of consultations with the Architectural Conservation Officer in Fingal County Council, Santry Lodge was assigned the higher level 2 and it was assessed on that basis. The gate lodge at Santry Lodge and the former gate lodge of Tower House were considered to have a lower significance and were accorded a level 4 significance. On the basis of the status of Santry Lodge then pertaining, Table 26.11 in the EIAR was as per the copy included below:

Table 26.11: Architectural Heritage Constraints from M50 Motorway to Northwood Station

Constraint Number	Location	Description	Status	Evaluation
BH-12	Three houses on Old Ballymun Road north of Santry Lodge	Gable-ended terrace of three single-storey houses	n/a	4
BH-13	House on Old Ballymun Road to the north of the gate lodge of Santry Lodge	Two-storey, three-bay house.	n/a	3
BH-14	Santry Lodge, Old Ballymun Road, Ballymun	Two-storey building with gabled breakfront and projecting porch	n/a Formerly a protected structure	2
BH-15	Gate lodge to Santry Lodge, with gates and walls	Single-storey gate lodge with hipped roof and projecting porch	n/a	4
BH-16	House to south of Santry Lodge	Derelict single-storey house	n/a	4

In considering the impact of the proposed MetroLink works on the properties at Santry Lodge, the Architectural Heritage chapter identified that there would be direct impacts on the Ballymun Villa (BH-13) and the two gate lodges (BH-15 and BH-16), while there would be an indirect impact on Santry Lodge itself (BH-14). In the light of the evaluations assigned to these structures the EIAR assessed that the direct impact on the three houses to be demolished would be slight.

Table 26.38: Potential Direct Impacts During Construction between the M50 Motorway and Northwood Station

Impact Reference	Affected Feature	Baseline Rating	Magnitude of Impact	Significance of Effect	Impact Assessment Prior to Mitigation
AHI-16	BH-13: House on Old Ballymun Road to the north of gate lodge of Santry Lodge	V. Low	High	Slight	The realignment of Old Ballymun Road and the construction of the portal will require the demolition of this house. The magnitude of this impact will be high, though the house has no statutory status. The predicted effect would be slight.
AHI-17	BH-15: Gate lodge, gates and walls at Santry Lodge	V. Low	High	Slight	The realignment of Old Ballymun Road and the construction of the portal will require the demolition of the gate lodge and gateway at Santry Lodge. The magnitude of this impact will be high, though the lodge and gateway have no statutory status. The predicted effect would be slight.
AHI-18	BH-16: House on Old Ballymun Road to the south of gateway to Santry Lodge	V. Low	High	Slight	The realignment of Old Ballymun Road and the provision of a new access road will require the demolition of this house. The magnitude of this impact will be high, though the architectural heritage significance of this house is low. The predicted effect would be slight.

The indirect impact on Santry Lodge was assessed to have a significant impact.

Table 26.39: Potential Indirect Impacts During Construction Phase between the M50 Motorway and Northwood Station

Impact Reference	Affected Feature	Baseline Rating	Magnitude of Impact	Significance of Effect	Impact Assessment Prior to Mitigation
AHI- 19	BH-14: Santry Lodge	Medium	High	Significant	The realigned section of Old Ballymun Road will run through the grounds of Santry Lodge at a distance of 60m directly to the front of the house, severing it from its present access and gateway and from its gate lodge. The magnitude of this impact would be high, and the architectural heritage value of the house is medium and so the predicted level of the indirect effect is significant.

In the light of the addition of Santry Lodge to the record of protected structures, the original assessment of the impact on architectural heritage has been revisited to determine whether the predicted impact now differs from that set down in the chapter 26 of the EIAR. The information in Table 26.6 is now changed to reflect the protected status with the amended text shown in red:

Table 26.11: Architectural Heritage Constraints from M50 Motorway to Northwood Station

Constraint Number	Location	Description	Status	Evaluation
BH-12	Three houses on Old Ballymun Road north of Santry Lodge	Gable-ended terrace of three single-storey houses	n/a	4
BH-13	House on Old Ballymun Road to the north of the gate lodge of Santry Lodge	Two-storey, three-bay house.	n/a	3
BH-14	Santry Lodge, Old Ballymun Road, Ballymun	Two-storey building with gabled breakfront and projecting porch	RPS 953 FCC	1
BH-15	Gate lodge to Santry Lodge, with gates and walls	Single-storey gate lodge with hipped roof and projecting porch and gateway with curved wing walls, gate piers, one iron gate, steel gates and front boundary wall largely of rubble limestone	RPS 953 FCC	1
BH-16	House to south of Santry Lodge	Derelict single-storey house	RPS 953 FCC	1

The works would have no physical impact on the house at Santry Lodge and hence the direct impacts on the house remain unchanged.

The proposal to construct MetroLink through the two lodges and the front boundary and gateway and to construct the access road through the grounds to the front of the house will have a greater impact given that the evaluation of the buildings has been changed to reflect the protected status.

The higher evaluation and the status of the grounds of Santry Lodge being within the curtilage of a protected structure represents a significant change in the status and warrants a reconsideration of the potential impacts.

As was noted in the survey above, the lands at Santry Lodge are in two ownerships, with Santry Lodge itself having a small area of asphalt and grass to the front of the building, together with the driveway, the lodge and the lands immediately to the north of the driveway. The other lands to the front of the house, including the derelict southern gate lodge, are in separate ownership. However, all of these lands are within the curtilage of the protected structure as defined by Fingal County Council.

The view to the front of the house at present includes an overgrown field, with clumps of brambles and groups of self-seeded trees grown closely together. This is not how the grounds would have been originally and the historic Ordnance Survey maps suggest that this was an open area, possibly under grass and either used for grazing of animals associated with the charter school or as playing fields for the children in the school. The present derelict state of the field cannot detract from the status of that land as part of

the curtilage of Santry Lodge, as there is potential to clear the brambles and to reinstate the area as an open grassed area consistent with the original form of the grounds of the charter school.

The proposed access road will cut the grounds of Santry Lodge in two, while the MetroLink alignment will remove the frontage of the property. There will be a resulting negative visual impact and the intrusion of traffic into the curtilage in addition to the significant reduction in the area of grounds to the front of the house.

In the light of these impacts within the curtilage of a protected structure and close to the protected structure itself the predicted impact would be assessed as “An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment”, as per table 26.6 of the EIAR. As such, the impact on Santry Lodge would be assessed as very significant. In Chapter 26 the magnitude of the impact had been assessed as High and the sensitivity of the receptor, Santry Lodge, as Medium. With the re-evaluation of Santry Lodge, now with the status as a protected structure, the sensitivity rises to High. The combination of High sensitivity and a High impact would result in a magnitude of impact of Profound in accordance with the criteria set down in Table 26.5. However, the definition of Profound in Table 26.6 is “an effect which obliterates sensitive characteristics”. The impacts on the setting of Santry Lodge would not be as severe as that and hence Profound is too high a magnitude and it would be more correct to assess it as Very significant.

To mitigate the impact on the setting of Santry Lodge and on its front boundary, it is proposed to relocate the existing stone walls and piers that form the gateway from the present entrance from Old Ballymun Road to the new entrance from the proposed access road. These would be re-erected in accordance with a method statement to be provided by the Project Conservation Architect (PCA) to reflect their original design. The original iron gate would also be relocated, though the other original iron gate is missing. The reinstatement of the front boundary has been the subject of discussions with Fingal County Council arising from which softer landscape proposals and boundary treatment are now being considered. The gateway and boundary will be reinstated in accordance with the outcome of those discussions. It is also proposed to provide screen planting to the front of Santry Lodge to mitigate the impacts and this will also be carried out in consultation with Fingal County Council. Following this mitigation, the impact on the view of the new distributor road, the attenuation ponds and the MetroLink cutting when seen from the house will be reduced. Santry Lodge and the area immediately to the front of the house will not be affected by the works and hence there will be no impact on the area seen in Plate 19 above, while the proposals will not affect the boundary marked by brambles, as seen in Plate 20, the proposed access road being beyond this boundary.

The status of the two gate lodges has also changed as they are now deemed to be in the curtilage of a protected structure and hence are assigned the same protection as Santry Lodge itself. At the time that the EIAR was prepared it was not anticipated that the two gate lodges would be added to the record of protected structures and hence they were assessed as being of low significance. Had they been on the record of

protected structures at the time that the EIAR was drafted the impact on each of the lodges would have been assessed as a profound impact. The proposed mitigation is to record the two buildings, the gate lodge of Santry Lodge to English Heritage level 2, while the derelict lodge was to be recorded by the lesser method of photographs and written description. In the light of the new status it is now suggested that the derelict lodge should also be recorded to English Heritage level 2. The residual impacts would remain unchanged at profound.

The gateway and front boundary wall of Santry Lodge are also now protected as being in the curtilage of a protected structure. The impact on the gateway and wall would now be assessed as profound. The mitigation proposed in the EIAR was to relocate the wall and gateway on the revised front boundary of Santry Lodge, on the eastern side of the proposed road that would run through the grounds of the house. As has been noted above, this mitigation would still be appropriate and will be implemented in accordance with method statements to be prepared by the PCA and carried out in consultation with Fingal County Council.

The potential impacts on Santry Lodge and the two lodges were set down in tables 26.38, 26.39 and 26.40 in Chapter 26 of the EIAR, which showed, respectively, the potential direct impacts during construction, the potential indirect impacts during construction and the potential indirect impacts during the operation of the Metro. No direct impact was anticipated at operational stage.

The addition of Santry Lodge to the record of protected structures results in a need to revise the predicted impacts and the revisions are shown in the tables below. The original text is in black, with the new additions shown in red and any redundant text shown as struck through.

Table 26.38: Potential Direct Impacts During Construction between the M50 Motorway and Northwood Station

Impact Reference	Affected Feature	Baseline Rating	Magnitude of Impact	Significance of Effect	Impact Assessment Prior to Mitigation
AHI-17	BH-15: Gate lodge, gates and walls at Santry Lodge	V. Low High	High	Slight Profound	The realignment of Old Ballymun Road and the construction of the portal will require the demolition of the gate lodge and gateway at Santry Lodge. The magnitude of this impact will be high and, though the lodge and gateway are in the curtilage of a protected structure have no statutory status . The predicted effect would be slight profound .
AHI-18	BH-16: House on Old Ballymun Road to the south of gateway to Santry Lodge	V. Low High	High	Slight Profound	The realignment of Old Ballymun Road and the provision of a new access road will require the demolition of this house. The magnitude of this impact will be high, though and the house is in the curtilage of a protected structure the architectural heritage significance of this house is low . The predicted effect would be slight profound .

Table 26.39: Potential Indirect Impacts During Construction Phase between the M50 Motorway and Northwood Station

Impact Reference	Affected Feature	Baseline Rating	Magnitude of Impact	Significance of Effect	Impact Assessment Prior to Mitigation
AHI- 19	BH-14: Santry Lodge	Medium High	High	Very significant	The realigned section of Old Ballymun Road will run through the grounds of Santry Lodge at a distance of 60m directly to the front of the house, severing it from its present access and gateway and from its gate lodge. The magnitude of this impact would be high, and the architectural heritage value of the house is medium high and so the predicted level of the indirect effect is very significant.

Table 26.40: Potential Indirect Impacts at Operational Phase between the M50 Motorway and Northwood Station

Impact Reference	Affected Feature	Baseline Rating	Magnitude of Impact	Significance of Effect	Impact Assessment Prior to Mitigation
AHI- 20	BH-14: Santry Lodge	Medium High	High	Very significant	The realigned section of Old Ballymun Road will run through the grounds of Santry Lodge at a distance of 60m directly to the front of the house, severing it from its present access and gateway and from its gate lodge. There will also be a visual impact on the setting of Santry Lodge, including the impact of noise barriers. The magnitude of this impact would be high, and the architectural heritage value of the house is medium high and so the predicted level of the indirect effect is very significant.

In view of the revisions to the potential impacts it is also necessary to review the mitigation measures that would be appropriate. The original mitigation measures were shown in table 26.66 in Chapter 26 of the EIAR and the table below shows the revisions to the proposed mitigation, again using strikethrough and red text to denote the changes.

Table 26.66: Proposed Mitigation

Impact Reference	Affected Feature	Mitigation Measures
AHI-17	BH-15: Gate lodge, gates and walls at Santry Lodge	The gate lodge is to be recorded by the PCA by means of photography and written description to English Heritage level 2 prior to demolition. The walls and gates are to be reinstated on a new alignment in accordance with a specification, inclusive of conservation works, to be provided by the PCA. The impact would decrease to not significant remain profound following mitigation.
AHI-18	BH-16: House on Old Ballymun Road to the south of gateway to Santry Lodge	The house is to be recorded by means of photography and written description prior to demolition. The house is to be recorded by the PCA by means of photography and written description to English Heritage level 2 prior to demolition. The impact would decrease to not significant remain profound following mitigation.
AHI-19	BH-14: Santry Lodge	No mitigation necessary. The impact would remain very significant.
AHI-20	BH-14: Santry Lodge	The impact on the setting of Santry Lodge is to be minimised by means of boundary treatment and landscaping including the reinstatement of the walls and gateway. The impact would remain very significant The magnitude following mitigation would decrease to moderate.

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